

**ZONING BOARD OF APPEALS
TOWN OF CHAMPLAIN
10729 ROUTE 9
CHAMPLAIN, NY 12919
518-298-8160**

**ZONING BOARD OF APPEALS MEETING
09-1-26**

MEMBERS PRESENT: KEVIN HICKS
MICHAEL TETREAULT
SHANE BRINK

MEMBERS ABSENT: CODE OFFICER CHRIS MATOTT
BRUCE WALLETT
TRACY DECOSTE
CODY SEYMOUR

PUBLIC PRESENT: JODY PERREA
RICKY RABIDEAU
MARY RABIDEAU
CHRIS TROMBLEY
MARY SPRING

CHAIRPERSON KEVIN HICKS OPENED THE MEETING AT 5:30 PM AND
STATED WE NEED TO APPROVE THE MINUTES FROM 07-16-26.

A MOTION WAS MADY BY SHANE BRINK TO APPROVE THE MINUTES FROM
JULY 16, 2026. MOTION SECONDED BY MICHAEL TETREAULT.

ROLL CALL:	MICHAEL TETREAULT	AYE
	TRACY DECOSTE	ABSENT
	BRUCE WALLETT	ABSENT
	KEVIN HICKS	AYE
	SHANE BRINK	AYE

MOTION CARRIED 3-0.

CHAIRPERSON KEVIN HICKS STATED WE WILL OPEN THE PUBLIC HEARING
ON APPLICATION #26602 FROM JODY PERREA AND IS THERE ANYONE WHO
WOULD LIKE TO ADDRESS THE BOARD AT THIS TIME.

MARY RABIDEAU STATED WE ARE BUILDING A NEW HOME ON ROUTE 11
AND IT IS OUR RETIREMENT HOME AND WE HAVE A LARGE WRAP

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AROUND PORCH AND WE ARE CONCERN ABOUT THE NOISE OF BARKING DOGS. ALSO, IS THERE INSIDE AND OUTSIDE KENNELS?

JODY PERREA STATED THERE ARE INSIDE AND OUTSIDE KENNELS. THERE ARE 18 KENNELS.

RICKY RABIDEAU ASKED IS THERE GOING TO BE SOMEONE THERE WATCHING THEM ALL DAY?

JODY PERREA STATED YES THERE WILL BE SOMEONE WATCH THEM.

MARY RABIDEAU STATED WE PROBABLY WOULDN'T HEAR THE BARKING FROM INSIDE KENNELS.

JODY PERREA STATED THE BUILDING IS IN THE TREES AND THE HOURS OF OPERATION WILL BE FROM 7 AM TO 6 PM AND I DON'T THINK YOU WOULD HEAR THE BARKING.

RICKY RABIDEAU STATED IF THERE IS A NOISE ISSUE WHAT DO I DO ADDRESS IT AT THAT TIME.

IT WAS STATED THAT IF THERE IS A NOISE ISSUE YOU CAN FILE A COMPLAINT AND IT WOULD BE CHECKED INTO.

CHAIRPERSON KEVIN HICKS STATED IF THERE ARE NO MORE QUESTIONS OR COMMENTS THAN A MOTION IS NEEDED TO CLOSE THE PUBLIC HEARING.

A MOTION WAS MADE BY MICHAEL TETREAULT TO CLOSE THE PUBLIC HEARING ON APPLICATION #26602 FROM JODY PERREA. MOTION SECONDED BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	BRUCE WALLETT	ABSENT
	TRACY DECOSTE	ABSENT
	SHANE BRINK	AYE
	KEVIN HICKS	AYE

MOTION CARRIED 3-0.

CHAIRPERSON KEVIN HICKS STATED WE NEED TO COMPLETE SEQR SO A

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MOTION IS NEEDED FOR THE ZONING BOARD TO BE THE LEAD AGENCY
AND UNLISTED ACTION.

A MOTION WAS MADE BY MICHAEL TETREAULT FOR THE ZONING BOARD
BE LEAD AGENCY AND UNLISTED ACTION ON SEQR. MOTION SECONDED
BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	SHANE BRINK	AYE
	TRACY DECOSTE	ABSENT
	BRUCE WALLETT	ABSENT
	KEVIN HICKS	AYE

MOTION CARRIED 3-0.

CHAIRPERSON KEVIN HICKS READ PART 2 OF SEQR AND IT WAS
DISCUSSED.

CHAIRPERSON KEVIN HICKS STATED A MOTION IS NEEDED FOR A
NEGATIVE DECLARATION ON SEQR.

A MOTION WAS MADE BY MICHAEL TETREAULT FOR A NEGATIVE
DECLARATION ON SEQR. MOTION SECONDED BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	SHANE BRINK	AYE
	TRACY DECOSTE	ABSENT
	BRUCE WALLETT	ABSENT
	KEVIN HICKS	AYE

MOTION CARRIED 3-0.

CHAIRPERSON KEVIN HICKS STATED IF THERE ARE NO MORE QUESTIONS
OR COMMENTS THAN A MOTION IS NEEDED TO EITHER APPROVE OR
DISAPPROVE APPLICATION #26602 FROM JODY PERREA.

A MOTION WAS MADE BY MICHAEL TETREAULT TO APPROVE
APPLICATION #26602 FROM JODY PERREA FOR 18 KENNELS AT NO MORE
THAN 36 DOGS. MOTION SECONDED BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	SHANE BRINK	AYE
	TRACY DECOSTE	ABSENT

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BRUCE WALLETT	ABSENT
KEVIN HICKS	AYE

MOTION CARRIED 3-0.

CHAIRPERSON KEVIN HICKS STATED A MOTION IS NEEDED TO OPEN THE PUBLIC HEARING ON APPLICATION #26003 FROM CHAMPLAIN FIRE DISTRICT FOR AN AREA VARIANCE.

A MOTION WAS MADE BY MICHAEL TETREAULT TO OPEN THE PUBLIC HEARING ON APPLICATION #26003 FROM CHAMPLAIN FIRE DISTRICT. MOTION SECONDED BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	SHANE BRINK	AYE
	TRACY DECOSTE	ABSENT
	BRUCE WALLETT	ABSENT
	KEVIN HICKS	AYE

MOTION CARRIED 3-0.

CHAIRPERSON KEVIN HICKS ASKED IF THERE WAS ANY DISCUSSION?

MICHAEL TETREAULT STATED WE TALKED ABOUT THIS LAST MONTH AND THERE WAS NO ISSUES.

CHAIRPERSON KEVIN HICKS ASKED HOW CLOSE WILL THIS BE TO STACY'S PROPERTY?

CHRIS TROMBLEY STATED PROBABLY 25 TO 30 FEET OR MORE.

CHAIRPERSON KEVIN HICKS STATED IF THERE ARE NO MORE QUESTIONS THAN A MOTION IS NEEDED TO CLOSE THE PUBLIC HEARING.

A MOTION WAS MADE BY MICHAEL TETREAULT TO CLOSE THE PUBLIC HEARING ON APPLICATION #26003 FROM CHAMPLAIN FIRE DISTRICT. MOTION SECONDED BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	SHANE BRINK	AYE
	TRACY DECOSTE	ABSENT
	BRUCE WALLETT	ABSENT
	KEVIN HICKS	AYE

MOTION CARRIED 3-0.

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CHAIRPERSON KEVIN HICKS STATED IF THERE ARE NO MORE QUESTIONS OR COMMENTS THAN A MOTION IS NEEDED TO EITHER APPROVE OR DISAPPROVE THE APPLICATION.

A MOTION WAS MADE BY MICHAEL TETREAULT TO APPROVE APPLICATION #26003 FROM CHAMPLAIN FIRE DISTRICT FOR AN AREA VARIANCE AS SUBMITTED. MOTION SECONDED BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	SHANE BRINK	AYE
	TRACY DECOSTE	ABSENT
	BRUCE WALLETT	ABSENT
	KEVIN HICKS	AYE

MOTION CARRIED 3-0.

CHAIRPERSON KEVIN HICKS STATED IF THERE IS NO MORE TO BE BROUGHT BEFORE THE BOARD THAN A MOTION IS NEEDED TO ADJOURN THE MEETING.

CODY SEYMOUR ARRIVED AT THE MEETING

A MOTION WAS MADE BY SHANE BRINK TO ADJOURN THE MEETING. SECONDED BY MICHAEL TETREAULT.

ROLL CALL:	MICHAEL TETREAULT	AYE
	BRUCE WALLETT	ABSENT
	TRACY DECOSTE	ABSENT
	KEVIN HICKS	AYE
	SHANE BRINK	AYE

MOTION CARRIED 3-0.

MEETING ADJOURNED AT 5:46 PM.